



# HARFORD COUNTY STATISTICS

## NOVEMBER 2015

Prepared by the Harford County Office of Economic Development

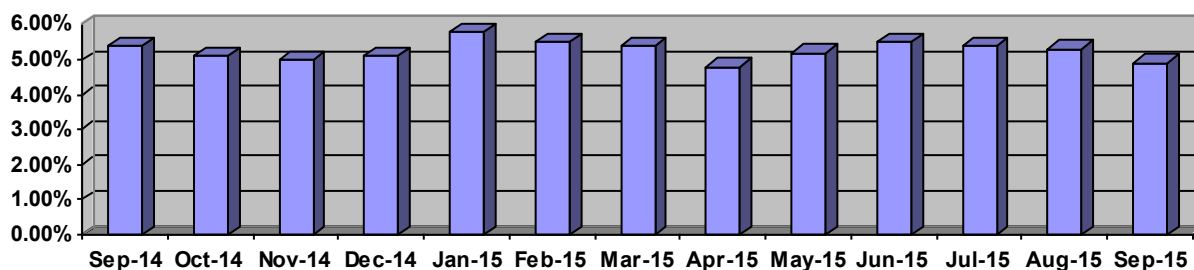
### ECONOMIC INDICATORS

	June 2015	July 2015	Aug 2015	Sept 2015	Oct 2015	Nov 2015
Prime Rate	3.25%	3.25%	3.25%	3.25%	3.25%	3.25%
Federal Funds	0.13%	0.08%	0.14%	0.16%	0.13%	0.07%
Mortgage Rate (30 yr)	3.70%	3.96%	3.77%	3.80%	3.67%	3.76%
Inflation Rate	-0.20%	-0.04%	+0.12%	+0.17%	+0.20%	-0.04%
GDP Growth	+2.73%	+2.88%	+2.32%	+2.66%	+2.72%	+2.03%
Oil	\$60.20/bbl	\$56.87/bbl	\$43.87/bbl	\$46.69/bbl	\$48.13/bbl	\$46.08/bbl
Gold	\$1,199.90 oz.	\$1,168.00 oz.	\$1,093.50 oz.	\$1,138.00 oz.	\$1,144.60 oz.	\$1,134.00 oz.

Source: Financial Forecast Center, LLC

### HARFORD COUNTY CIVILIAN LABOR FORCE & UNEMPLOYMENT

	Sept 2014	Sept 2015	Avg 2015
Available Labor Force	138,751	136,465	137,608
Employment	131,249	129,840	130,545
Unemployment	7,502	6,625	7,064
Unemployment Rate	5.4%	4.9%	5.2%



Source: MD Dept. of Labor, Licenses & Regulation (DLLR)

### VACANCY RATES

	Vacancy Rate	Average Rental Rate
Industrial	6.8%	\$4.80
Office	16.9%	\$22.54
Retail	3.5%	\$17.88/nnn

Source: Co-Star; September 2015

### HARFORD CO. BOND RATING

Moody's	Aaa
Standard & Poor's	AAA
Fitch Ratings	AAA

### PERMIT ACTIVITY

	2015 YTD	Oct 2015	Sept 2015	Aug 2015	Jul 2015	Jun 2015	May 2015	Apr 2015	Mar 2015	Feb 2015	2014 YTD	2013 Total	2012 Total	2011 Total	2010 Total	2009 Total
Residential	234	27	23	30	28	39	34	20	19	9	348	386	412	312	367	351
Apts/Condos	56	0	0	0	0	49	0	0	0	7	6	202	27	241	0	106
Other*	1302	133	134	115	160	166	173	157	113	75	1,365	1,191	1,052	1,151	1,101	1,036
<b>Total</b>	<b>1592</b>	<b>160</b>	<b>157</b>	<b>145</b>	<b>188</b>	<b>254</b>	<b>207</b>	<b>177</b>	<b>132</b>	<b>91</b>	<b>1,719</b>	<b>1,779</b>	<b>1,491</b>	<b>1,704</b>	<b>1,468</b>	<b>1,495</b>

Source: Harford County Dept. of Licensing & Permits and Planning & Zoning: Approved Permits with new construction on public sewer. \*Revised

# EMPLOYMENT COMPARISON - NATIONAL/COUNTY/STATE

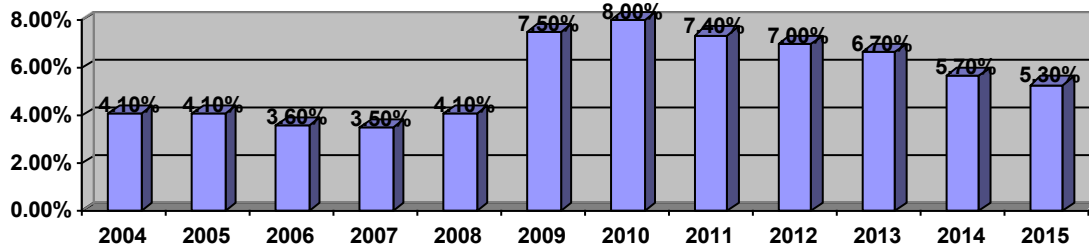
National Unemployment Rates												
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
2013	7.9	7.7	7.6	7.5	7.6	7.6	7.4	7.3	7.2	7.3	7.0	6.7
2014	6.6	6.7	6.7	6.3	6.3	6.1	6.2	6.1	5.9	5.8	5.8	5.6
2015	5.7	5.5	5.5	5.4	5.5	5.3	5.3	5.1	5.1			

Harford County 2015				
Month	Labor Force	Employment	Unemployment	Rate
January	134,156	126,345	7,811	5.8
February	134,976	127,505	7,471	5.5
March	134,846	127,561	7,285	5.4
April	135,418	128,906	6,512	4.8
May	136,807	129,741	7,066	5.2
June	138,017	130,461	7,556	5.5
July	138,888	131,441	7,447	5.4
August	137,800	130,860	6,940	5.0
September	136,465	129,840	6,625	4.9
Average	136,375	129,184	7,190	5.3

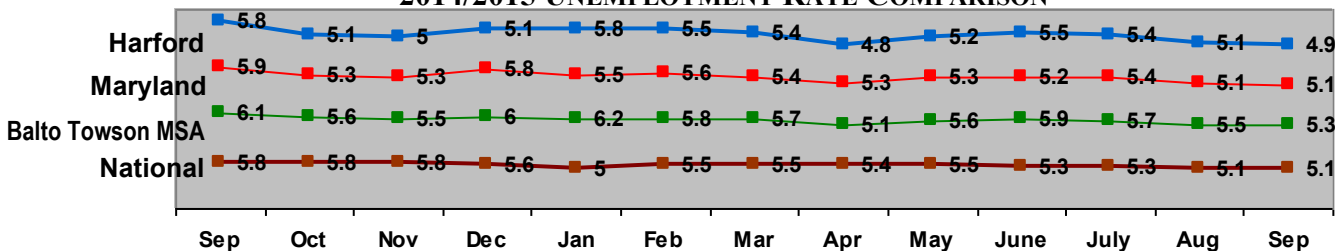
Maryland 2015				
Month	Labor Force	Employment	Unemployment	Rate
January	3,111,683	2,939,846	171,837	5.5
February	3,117,331	2,947,572	169,759	5.4
March	3,122,969	2,953,988	168,981	5.4
April	3,132,594	2,966,660	165,934	5.3
May	3,144,823	2,979,378	165,445	5.3
June	3,151,828	2,987,508	164,320	5.2
July	3,154,231	2,991,088	163,143	5.2
August	3,152,847	2,991,793	161,054	5.1
September	3,152,059	2,991,776	160,283	5.1
Average	3,137,818	2,972,179	165,640	5.3

Baltimore-Towson MSA 2015				
Month	Labor Force	Employment	Unemployment	Rate
January	1,449,661	1,360,611	89,050	6.1
February	1,451,174	1,366,841	84,333	5.8
March	1,451,343	1,368,607	82,736	5.7
April	1,458,504	1,383,393	75,111	5.1
May	1,473,599	1,392,085	81,514	5.5
June	1,486,509	1,399,130	87,379	5.9
July	1,495,676	1,410,309	85,367	5.7
August	1,485,247	1,404,699	80,548	5.4
September	1,470,123	1,392,565	77,558	5.3
Average	1,469,093	1,386,471	82,622	5.6

## HARFORD COUNTY AVERAGE UNEMPLOYMENT 2004-2015



## 2014/2015 UNEMPLOYMENT RATE COMPARISON



\*Numbers adjusted; Source: MD Dept. of Labor, Licenses & Regulation (DLLR), US Bureau of Labor Statistics (BLS)

# RESIDENTIAL PROPERTY STATS

MRIS: Long & Foster Market Minute

	Avg Sold Price		Total Units Sold		Avg. Days on Market		Avg. Sales to List Ratio	
	2014	2013	2014	2013	2014	2013	2014	2013
<b>October</b>	\$245,276	\$252,641	251	218	96	80	92.7%	94.2%
% of Change	-2.92%		+15.14%		+20.00%		-1.58%	
<b>November</b>	\$248,482	\$259,992	194	181	89	83	93.2%	93.7%
% of Change	-4.43%		+7.18%		+7.23%		-0.60%	
<b>December</b>	\$253,852	\$252,533	241	200	98	85	92.3%	93.2%
% of Change	+0.52%		+20.50%		+15.29%		-0.90%	
	2015	2014	2015	2014	2015	2014	2015	2014
<b>January</b>	\$253,954	\$232,753	167	121	105	86	91.0%	94.0%
% of Change	+9.11		+38.02%		+22.09%		-3.20%	
<b>February</b>	\$243,202	\$240,656	154	124	122	127	92.6%	91.5%
% of Change	+1.06%		+24.19%		-3.94%		-0.17%	
<b>March</b>	\$254,800	\$240,903	219	184	103	103	93.0%	93.9%
% of Change	+5.77%		+19.02%		0.00%		-0.87%	
<b>April</b>	\$254,610	\$254,176	248	174	113	115	93.8%	93.6%
% of Change	+0.17%		+42.53%		-1.74%		+0.22%	
<b>May</b>	\$261,129	\$268,986	315	257	80	99	94.2%	94.6%
% of Change	+18.99%		+22.57%		-19.19%		-0.44%	
<b>June</b>	\$267,651	\$274,379	361	267	78	85	95.2%	94.8%
% of Change	-2.45%		+35.21%		-8.24%		+0.45%	
<b>July</b>	\$278,624	\$262,229	394	298	81	80	94.6%	95.2%
% of Change	+6.25%		+32.21%		+1.25%		-0.58%	
<b>August</b>	\$267,201	\$273,621	333	243	78	76	94.5%	93.1%
% of Change	-2.35%		+37.04%		+2.63%		+1.48%	
<b>September</b>	\$255,000	\$244,950	275	252	90	92	93.6%	93.3%
% of Change	-2.49%		+9.13%		-2.17%		+0.32%	

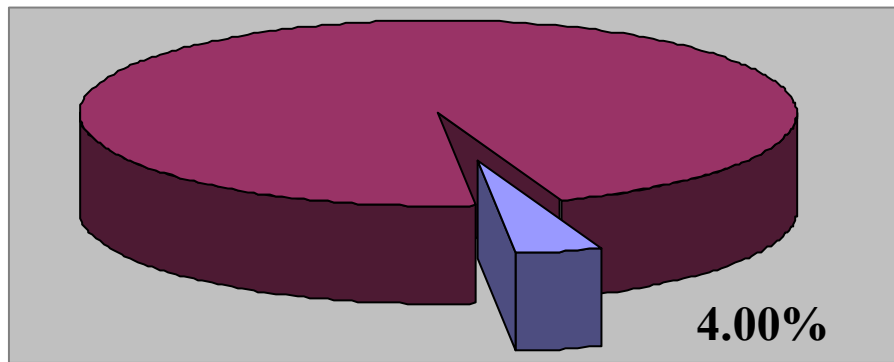
	Active Inventory		Months of Supply		New Listings		Current Contracts	
	2014	2013	2014	2013	2014	2013	2014	2013
<b>October</b>	1,575	1,680	6.2	6.3	410	422	275	211
% of Change	-6.0%		-2.0%		-3.0%		+30.0%	
<b>November</b>	1,442	1,390	7.4	7.1	289	296	228	166
% of Change	+4.0%		+4.0%		-2.0%		37.0%	
<b>December</b>	1,328	1,328	5.5	6.0	255	188	181	117
% of Change	0.0%		-9.0%		+36.0%		+55.0%	
	2015	2014	2015	2014	2015	2014	2015	2014
<b>January</b>	1,258	1,308	7.4	10.5	307	318	249	175
% of Change	-4%		-29.0%		-3%		+42%	
<b>February</b>	1,238	1,305	7.8	10.0	344	288	276	170
% of Change	-5.0%		-22.0%		+19.0%		+62.0%	
<b>March</b>	1,358	1,338	6.1	7.0	479	438	308	256
% of Change	+1.0%		-13.0%		+9.0%		+20.0%	
<b>April</b>	1,385	1,340	8.1	5.7	629	585	228	159
% of Change	+3.36%		-29.0%		+7.52%		+43.40%	
<b>May</b>	1,491	1,452	4.9	6.0	643	531	229	167
% of Change	+2.69%		-18.0%		+21.09%		+37.13%	
<b>June</b>	1,509	1,516	4.3	6.2	552	513	231	172
% of Change	-0.46%		-30.0%		+7.60%		+34.30%	
<b>July</b>	1,499	1,531	4.0	5.5	489	465	229	157
% of Change	-2.09%		-28.0%		+5.16%		+45.86%	
<b>August</b>	1,489	1,513	4.6	6.5	466	444	208	185
% of Change	-1.59%		-30.0%		+4.95%		+12.43%	
<b>September</b>	1,472	1,597	5.4	6.3	455	484	196	133
% of Change	-7.83%		-18.0%		-5.99%		+47.37%	



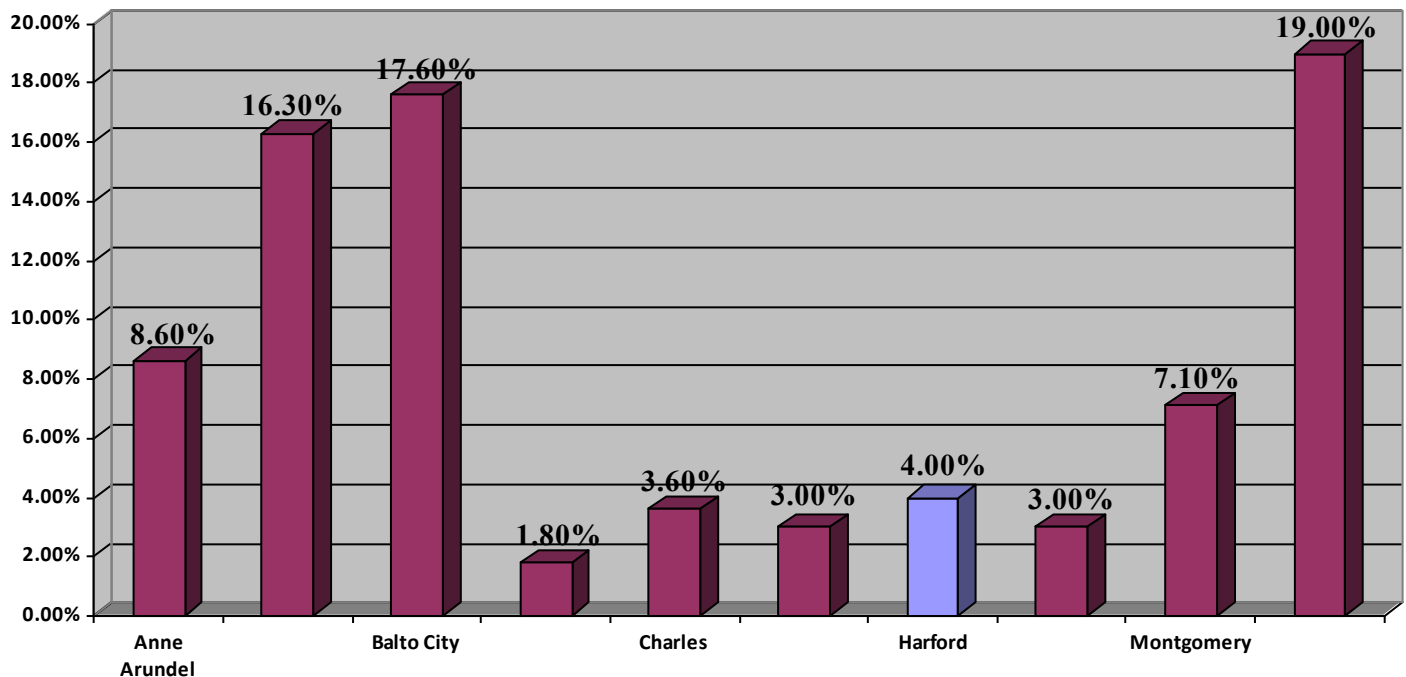
## FORECLOSURE EVENTS

	Q4 2008	Q4 2009	Q4 2010	Q4 2011	Q1 2012	Q2 2012	Q3 2012	Q4 2012	Q1 2013	Q2 2013	Q3 2013	Q4 2013	Q1 2014	Q2 2014	Q3 2014	Q4 2014	Q1 2015	Q2 2015
<b>Harford County</b>	219	574	155	169	177	188	156	243	323	393	500	657	457	300	426	545	493	486
<b>Maryland</b>	10,030	16,788	5,984	3,654	4,181	4,347	4,153	6,381	9,339	10,989	11,617	12,742	12,589	11,344	11,637	13,959	11,990	12,089

### HARFORD COUNTY PORTION OF MARYLAND FORECLOSURE EVENTS - Q2 2015



### MARYLAND LARGE COUNTY COMPARISON FORECLOSURE EVENTS - Q2 2015



Monthly totals. Total foreclosure events include all notices of default, foreclosure sales as well as lender purchases of foreclosed properties. Source: MD DHCD



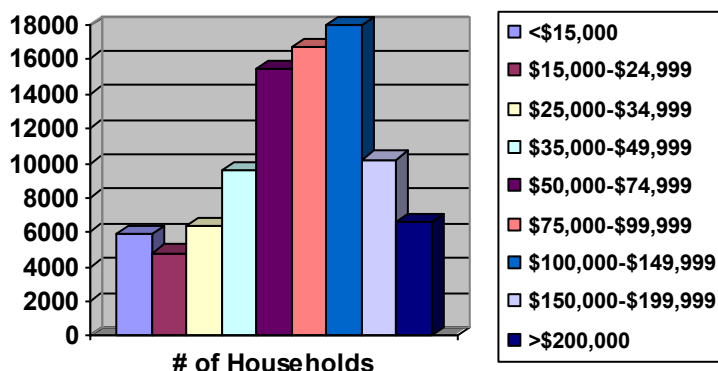
## POPULATION, HOUSING & INCOME

<b>Population (2015 Estimate)</b>	<b>252,473</b>	<b>Annual Population Growth Rate 2014-2019*</b>	0.58%
<b>Median HH Income</b>	<b>\$80,450</b>	<b>Annual HH Income Growth Rate 2012-2017*</b>	0.63%
<b>Avg. HH Income</b>	<b>\$98,224</b>	<b>Median Age</b>	40.3
<b>Per Capita Personal Income</b>	<b>\$36,578</b>	<b>Avg. Home Sales Price</b>	\$254,800
<b># of Households</b>	93,541		
<b>Average HH Size</b>	2.67		

Source: 2015 ESRI Demographic & Income Report

## INCOME BY HOUSEHOLD

Income	# of Households	Percentage
<\$15,000*	5,894	6.3%
\$15,000-\$24,999	4,815	5.1%
\$25,000-\$34,999	6,327	6.8%
\$35,000-\$49,999	9,572	10.2%
\$50,000-\$74,999	15,466	16.5%
\$75,000-\$99,999	16,692	17.8%
\$100,000-\$149,999	17,991	19.2%
\$150,000-\$199,999	10,213	10.9%
>\$200,000	6,562	7.0%



\*Poverty Level: The 2014 U.S. Federal Poverty Guidelines state that the Federal Poverty Level for a HH of 1 person is \$11,670; for 2 people is \$15,730; for 3 people is \$19,790

## CONSUMER SPENDING

Product	Total Spent	Average Spent	Spending Potential Index
Mortgage Payments & Basics	\$1,246,958,466.00	\$13,330.61	142
Entertainment/Recreation	\$406,428,375.00	\$4,344.92	131
Food away from Home	\$401,123,054.00	\$4,288.21	131
Food at Home	\$617,508,048.00	\$6,601.47	126
Health Insurance	\$321,706,877.00	\$3,439.21	130
Apparel & Services	\$280,961,881.00	\$3,003.62	130

Consumer spending shows the amount spent by households on goods & services. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. The Spending Potential Index represents the amount spent in Harford County relative to the national average of 100. Source: ESRI Retail Goods & Services Expenditures

## POPULATION DATA FROM 2010 CENSUS

	1980	1990	% Change 1980-1990	2000	% Change 1990-2000	2010	% Change 2000-2010
<b>Harford County</b>	145,930	182,132	+ 24.8%	218,590	+ 20.0%	<b>244,826</b>	+ 12.02%
<b>Maryland</b>		4,781,468	+ 13.4%	5,296,486	+ 10.8%	5,773,552	+ 9.0%
<b>US</b>	226,545,805	248,709,873	+ 9.8%	281,421,906	+ 13.2%	308,745,538	+ 9.7%



## UTILITY

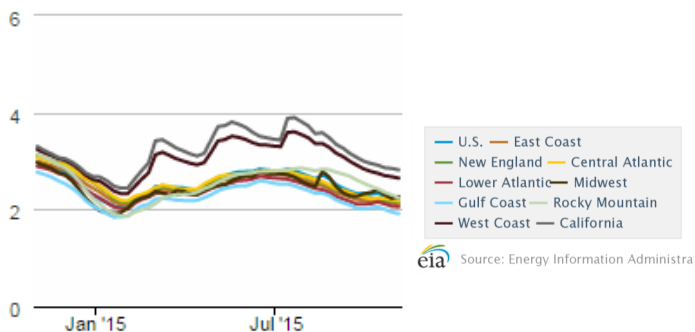
### Gas Commodity Prices: Schedule D - Residential & Schedule C - General Service (Rates stated in cents/therm)

Month	2009	2010	2011	2012	2013	2014	2015
Jan	103.71	72.59	63.04	58.33	56.17	53.89	56.64
Feb	89.71	65.85	62.76	59.79	56.21	64.31	56.88
Mar	84.60	66.15	57.26	58.42	56.59	50.71	46.69
Apr	57.92	55.83	58.06	63.10	65.57	46.57	33.83
May	52.97	60.78	59.69	47.27	67.44	49.43	33.05
Jun	57.05	59.14	60.78	52.47	68.16	50.16	35.44
Jul	61.71	67.20	62.31	56.22	63.13	49.71	36.02
Aug	55.61	65.89	62.11	59.07	52.61	41.99	35.51
Sep	49.89	56.08	56.75	54.19	54.30	42.32	34.63
Oct	59.05	56.98	56.05	58.03	54.30	42.38	33.30
Nov	62.99	56.23	57.51	54.71	58.14	50.56	39.05
Dec	65.00	63.71	58.71	57.52	59.60	60.29	

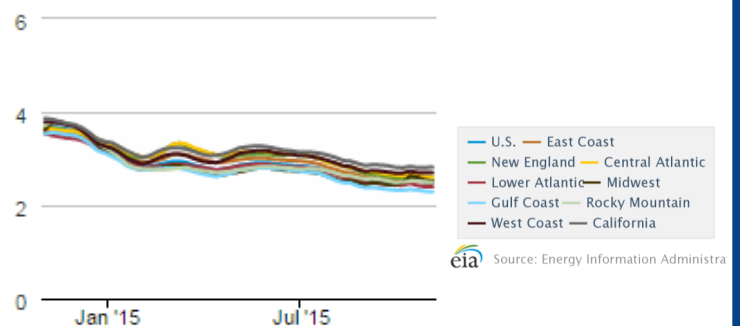
Source: BGE - [www.bge.com](http://www.bge.com); Please note that historical rates may not be an accurate indicator of future prices

## GASOLINE & DIESEL COSTS

### Regular Gasoline Prices



### On-Highway Diesel Fuel Prices



### Gasoline (Dollars per Gallon)

11/02/15		Change from		
	Price	Week Ago	Month Ago	Year Ago
U.S.	2.224	-0.004	-0.094	-0.769
East Coast	2.114	-0.014	-0.058	-0.877
New England	2.153	-0.010	-0.077	-0.964
Central Atlantic	2.174	-0.021	-0.046	-0.905
Lower Atlantic	2.057	-0.011	-0.061	-0.830
Midwest	2.268	+0.040	-0.084	-0.691
Gulf Coast	1.916	-0.029	-0.119	-0.853
Rocky Mountain	2.240	-0.062	-0.237	-0.900
West Coast	2.646	-0.031	-0.139	-0.591
California	2.817	-0.030	-0.132	-0.483

### Diesel Fuel (Dollars per Gallon)

11/02/15		Change from		
	Price	Week Ago	Month Ago	Year Ago
U.S.	2.485	-0.013	+0.293	-1.138
East Coast	2.492	-0.007	-0.032	-1.105
New England	2.546	-0.007	-0.030	-1.141
Central Atlantic	2.604	-0.016	-0.027	-1.051
Lower Atlantic	2.396	0.000	-0.036	-1.137
Midwest	2.516	-0.024	+0.027	-1.108
Gulf Coast	2.290	-0.009	-0.033	-1.242
Rocky Mountain	2.497	-0.011	-0.004	-1.216
West Coast	2.697	-0.006	+0.003	-1.092
California	2.817	+0.004	+0.014	-1.044